

Town of  
**Wake Forest**  
North Carolina

## **HISTORIC PRESERVATION COMMISSION**

### **MINUTES**

**May 12, 2010**

**Members Present:** Louise Howard (Chairman), Alexis Cooke (Vice-Chair), Debra Ludas, Durward Matheny (Treasurer), Thomas Neal, Johanna Trotter, and Scott Wagner  
**Members Absent:** Amy Dowdle  
**Staff Present:** Agnes Wanman (Planner)  
**Guests Present:** Chris Kaeberlein and Bruce and Audrey Kemp

### **CALL TO ORDER**

The meeting was called to order at 7:30pm by the Chair.

### **APPROVAL OF MINUTES**

The minutes of the April 14, 2010 meeting were unanimously approved with a correction.

### **TREASURER'S REPORT**

Durward Matheny gave the Treasurer's report. After \$0.35 in interest and the deposit of a check for \$1,000.00, we currently have \$4,771.81 in our bank balance. The check was from the Wake County Historical Society for the promised grant toward the mothballing of the Ailey Young House. One CD will be due for renewal on May 13. Durward checked other places for interest and recommended that we stay in the same location. Alexis Cooke moved to renew the CD at Wake Forest Federal Savings and Loan. Johanna Trotter seconded the motion which passed unanimously. The Treasurer's report was approved unanimously.

## **PUBLIC COMMENT**

None

## **PUBLIC HEARING AND COA CASE REVIEW**

- A. **COA-10-5:** A request filed by Bruce Kemp to replace the concrete walkway leading from the public sidewalk to the front porch on the home at 302 North Main Street with brick. Agnes Wanman, Audrey Kemp, and Bruce Kemp were sworn in by the chair. Agnes Wanman presented the application and staff report and submitted them into the record. She stated that the HPC had previously granted COAs to replace concrete walkways with brick, although, a request for the replacement of concrete steps at the public sidewalk with brick was not granted. After general discussion and questions directed at the Kems, Alexis Cooke moved to accept the Finding of Fact that the request meets the Secretary of Interior's Standards for Rehabilitation because the historic character of the property will be unimpaired. Durward Matheny seconded the motion which passed unanimously. Alexis then moved to accept the Finding of Fact that the request meets the Wake Forest Historic District Design Guidelines in that the design and configuration of the walkway will not be changed and the HPC has previously decided that the use of brick is appropriate. Tom Neal seconded the motion which passed unanimously. Alexis Cooke then moved to grant the COA to replace the concrete walkway from the house to the public sidewalk with brick with one condition, as found in the staff report. Debra Ludas seconded the motion which passed unanimously. The condition is that the brick bond pattern will be a standard running bond, not the stacked bond depicted on the drawing submitted with the application.

## **OLD BUSINESS**

- A. **Update on Proposed Zoning Text Amendments covering PODS and Exempting Historic Buildings from Prohibition on Rebuilding after Destruction:** Agnes Wanman reported that the proposed changes were approved by the Board of Commissioners at their March meeting on March 16. The second reading was held at their April meeting on April 20. Final approval was made at that time.
- B. **Long Range Goals/Activities for Historic Preservation:** Agnes Wanman reported that Tom Neal sent her an email stating the four on the list that he particularly liked. The HPC discussed the list and indicated which they liked, some with modifications or things to include. Agnes will draw up a refined list, grouping them into larger goal statements for review next time. This will constitute the heart of the new historic preservation plan now under development.

- C. **Opening on Historic Preservation Commission:** We still have an opening. There are one or two candidates who may be interested.
- D. **Other:** None.

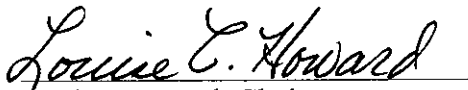
## **NEW BUSINESS & ANNOUNCEMENTS**

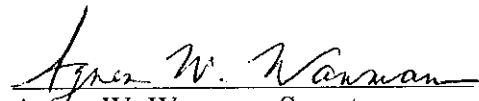
- A. **Birthplace Exterior Lighting:** Agnes Wanman received a question from a resident regarding the newly installed pole lights at the Birthplace. She checked the COA documents and the style of fixture and number and location of poles is as approved for the COA. However, the poles, which were installed by the town electric department, are 16 feet tall. The COA specified 14 foot tall poles. The poles will either need to be replaced or the Birthplace will need to return to the HPC with a request to change the specifications of the COA. They will also need to return for a COA for the planned picket fencing.
- B. **Other:** It was requested that we add pedestrian lighting on North Main Street as a standing item under "Old Business".

## **ADJOURNMENT**

The meeting was adjourned at 9:20pm.

Respectfully submitted,

  
Louise Howard, Chairman

  
Agnes W. Wanman, Secretary